

BUILDING PROJECTS COMMITTEE
McHenry County Government Center – Administration Building
667 Ware Road
Woodstock IL 60098

MINUTES OF MONDAY, APRIL 2, 2007

The meeting was called to order by Committee Chairman Draffkorn at 9:30 a.m. The following members were present: Sue Draffkorn, Chairman; Marie Chmiel; Marc Munaretto; Nick Provenzano, John Hammerand, Daniel Ryan and Tina Hill. Also in attendance: Peter Austin, County Administrator; John Hadley, Building Operations; Pat McNulty, Health Department; John Labaj, Assistant County Administrator; Ralph Sarbaugh, Associate County Administrator – Finance; Representatives from Prime Hoffman; interested public and press.

Sue Draffkorn, Chairman	
Marie Chmiel	John Hammerand
Tina Hill	Marc Munaretto
Nick Provenzano	Daniel P. Ryan

MINUTES: Mr. Provenzano made a motion, seconded by Ms. Hill, to approve the Building Projects Committee meeting minutes of March 19, 2007. The minutes were approved as submitted with a unanimous voice vote.

PUBLIC PARTICIPATION:

None.

NEW BUSINESS:

None.

OLD BUSINESS:

Government Center: In response to requests at the previous meeting, the Committee was provided various options to address concerns for over-crowding at the West Entrance of the Government Center. The existing plan has a current waiting area that will handle an occupancy load of 67 persons. Three options were presented; the first option would keep the existing configuration and add one magnetometer station including a handicap access station. Exiting would be re-routed. This option would increase the occupancy load to 90. Option 2 – would keep the existing exterior door configuration and add an additional pair of doors plus one magnetometer including a handicap access station. The configuration would add queuing space which would increase the occupancy load to 140 persons. Option 3 – would create additional space by separating the exit to the west of the entrance. A set of double entrance doors would be added along with a magnetometer station including a handicap access station. The configuration for Option 3 would increase the occupancy load to 191. Members discussed the options and felt that option 2 and 3 would make the most sense. They asked that information be provided as to the cost for each option. Mr. Munaretto stated that he felt option 3 would be the better solution and could meet future needs. With a separate exit, it would be necessary to have additional staff to monitor the area. Mr. Provenzano stated he would like to see the monitors relocated since this area can also become over-crowded. Another suggestion included re-building the entire west entrance to bring it forward into the plaza area. Preliminary figures for the cost of Option 2 and 3 will be presented at the next meeting.

Animal Control Facility – Prime Hoffman: Ms. Chmiel stated she had not yet received a copy of the previous presentation nor a break-down of costs for the Animal Control Facility, the Health Clinic or the Environmental Health area planned for the new facility, as she had previously requested. Attending Prime Hoffman representatives stated they would provide these documents. Mr. Munaretto noted that originally fees received from cat registrations were to be used to help fund this facility, but with the County Board's decision not to require cat registrations perhaps the facility should be designed with limited cat holding areas with only the basics being provided. Mr. McNulty noted that the cat registration issue would be coming back to the County Board for future discussion. Mr. Munaretto stated that the proposed cat area appears to have increased up to 50% from the original plan and if the fee is cut-out this area should not be increased. Mr. McNulty noted that cat area only increased slightly from approximately 96 spaces to 107 spaces. Mr. Hill agreed the area should be reduced to reflect that the proposed cat registration fee will not be available as a funding source. It was noted that the increased budget reflects infrastructure construction, including the relocation of plumbing / restrooms, HVAC and roofing to handle proposed HVAC equipment. The Committee asked for specific figures on what caused the budget to increase from 1.8 million to 2.3 million dollars. In response, it was noted that the roof replacement for the HVAC system, the relocation of restrooms / plumbing, the replacement of slabs and additional masonry walls all added to the increase. Mr. Hammerand stated he had been stating throughout the discussions that the use of the older sewer system could also be a problem, although representatives have assured the County this would not be an issue. He agreed that plumbing and roof structure should be updated so as not to cause problems in the future. In response to members concerns, representatives noted that the existing HVAC units were low-cost residential units that would not meet the needs of the

Approved: 4.16.07

new facility. They noted it would be a disservice not to replace these units. The existing units appear to be usable for an office type setting. They

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stated that the quote of 1.8 million was for a "bare-bones" type structure. Mr. McNulty reviewed the reasoning behind including an area for a Health Clinic and an area for Environmental Health at this location, noting that this provides an off-site location to better serve people in that area. The entrances will be separate from Animal Control and the air-flow will also be separate. He stated there will still be an ongoing need for the Woodstock location with future needs for off-site locations in McHenry and Huntley. Mr. Ryan stated with the two plans presented - one providing the basic needs and the other optimal services, perhaps a third plan in the mid-range should be considered. A review of what can be retained and how costs could be decrease should be researched more completely. County Board Chairman Koehler stated perhaps providing a better break-down of line items with cost comparison for both proposals would be helpful. He agreed a new roof and HVAC systems would make more sense to do in the initial construction phase. Mr. Munaretto added that the last thing the Committee wants to do is to squeeze a building into the budget, the decision cannot go half the distance. Mr. Provenzano added that the "wish list" should be reviewed to see what if any items should be eliminated or added to the initial budget. Representatives noted that there has been a substantial increase in costs since this project was first implemented. Members noted that the problem is in setting the design without enough information or answers to questions raised. It was also noted that the Management Services Committee had reviewed the original plans and this information will be provided to the Building Projects Committee. Representatives stated they would provide information requested at the next meeting.

Members agreed that the next meeting of the Building Projects Committee would be held at the new facility on Monday, April 16, 2007 at 8:30 a.m.

Change Orders: None.

Government Center Remodeling: The project is on track. The judicial system is looking at some modifications to address recording / wiring needs. Existing equipment will be used as a temporary solution with the use of court reporters in other areas.

EXECUTIVE SESSION: None

ADJOURNMENT

Noting no further business, Mr. Ryan made a motion, seconded by Ms. Chmiel, to adjourn the meeting at 10:40 a.m. The motion carried with a unanimous voice vote.

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